

# DAVIE AGRICULTURAL ADVISORY BOARD

FEBRUARY 24, 2004

6:30 P.M.

## 1. ROLL CALL

The meeting was called to order at 6:35 p.m. Board members present were Chair Hilda Testa, Vice-Chair Julie Aitken, Jacque Daniels and Jason Hurley. Also present were Planning Supervisor Marcie Nolan (departed 8:00 p.m.), Mayor Thomas Truex (departed 7:55 p.m.) and Board Secretary Jenevia Edwards recording the meeting.

## 2. PRESENTATION

### 2.1 Flamingo Road Corridor Study – Marcie Nolan, Planning Supervisor

Ms. Nolan indicated that the Town Council had directed staff to “look” at the Flamingo Road Corridor to see what was happening along the corridor, and to determine what type of planning technique could be used to assess land uses and opportunities along that corridor. She commented that Flamingo Road was initially one of the Town’s major rural corridors, and although to some extent it remained that, there were obvious change.

Ms. Nolan explained the process involved in doing a corridor study adding that in the Town, major corridors could be identified quite easily. She referred to scenic corridors in the Town explaining that these were identified during the rural lifestyle. Ms. Nolan indicated that in order to determine what made Flamingo Road unique, the study was conducted using the Lynch analysis. She explained the Lynch analysis and presented a map which identified vacant lands, landmarks, and the entrance to the Town.

Ms. Nolan indicated that from the Lynch analysis map, the Flamingo Corridor was clearly established by activities, different communities and businesses. She referred to nurseries in the northern section which were in the highest land use area, high density residential and mobile home parks on the west side, adding that if they were redeveloped they could do so as a higher density. There was a lengthy discussion regarding the different entities along the corridor that had jurisdiction which restricted the amount and type of work that could be done by the Town. Ms. Nolan spoke of a master plan that would provide compatibility between the Town and other entities involved to enable work to be carried out along the corridor. She described the right-of-way, the existing conditions of the corridor, the frontage road on the east and lack thereof on the west side, the greenways as well as recreational and equestrian trails along the east side identified by the Town and nursery growers. Ms. Nolan spoke of existing enhancements along the corridor which she identified on the Lynch analysis map and commented that a lot was accomplished by the Town; however, more ideas were needed to make Flamingo Road a showcase corridor.

There was a lengthy discussion regarding the appearance of some nurseries, overgrown parcels, dilapidated buildings and inconsistent materials, lack of landscaping and no lighting, which would make it difficult to get the nursery growers to “buy into” the showcase concept because of the agricultural classification.

Ms. Nolan spoke of goals, objectives and policies for the Town as well as a master plan and indicated that the timing was perfect to look at the policies to determine whether there were policies in place to shape rural preservation, to shape retention of nurseries and retention of agricultural uses. She added that if this was placed in the comp plan, it became the foundation for future ordinances and future codes that Council may adopt.

**DAVIE AGRICULTURAL ADVISORY BOARD**  
**FEBRUARY 24, 2004**

Ms. Nolan indicated that it was important to look at goals, objectives and policies that involved preservation of nurseries, agricultural uses, rural land uses and adoption of a physical plan for improvement. She referred to the different improvements that could be accomplished to maintain the rural character which was Davie, and added that any improvement would have to be tied to the capital budget and capital project, as improvements not tied to the budget could not take place.

There was a lengthy discussion devoted to ideas as to how a showcase corridor could be accomplished, how to get nursery growers, nursery associations and agricultural users to cooperate, ways to approach them, and ways to provide funding whether through consistent signage, or a marketing plan for Davie growers. Ms. Nolan indicated that she believed in creating a working group among the landowners and other jurisdictional entities along the corridor, and added that cooperation of all entities was crucial for the success of any plan for the corridor, plans which should be short term, mid-range and long term. Ms. Nolan expressed the opinion that it would take about 18 months to formulate a final plan and recommendation; however, any such recommendation would have to be presented to Council for approval and would have to be tied together with the budget. She added that any improvement whether structural or physical would take up to 10 years; however, median landscaping or creation of entrance sign features could be achieved within two years.

Ms. Nolan indicated that the presentation was at Council's direction and would also be presented to other Boards with the purpose of getting a feedback from the Boards as to how to accomplish the proposed plan for Flamingo Road. She referred to the present layout of the area and indicated that the opportunity for landscaping was tremendous and could be accomplished if the Town could partner with Central Broward Water Control District.

In referring to short term goals, Ms. Nolan indicated that a theme should be established, and a work group formed of all the people who were adjacent to Flamingo Road Corridor to find out what they wanted the corridor to look like. She discussed several ideas of what could evolve from this such as the possible availability of grant funds for landscaping of the roads or the forming of a coalition. Crucial to the plan would be to work with nurseries to see what their needs were in order to retain them and enhance their image in the Town; and retaining them would mean creating a mechanism to provide needed funds. Ms. Nolan indicated that nurseries were crucial to the image of rural Davie.

A lengthy discussion ensued regarding ideas that could be presented at workshop sessions with Ms. Nolan indicating that the Town's ability to do anything creative was limited unless it could partnership with the FDOT and get them to buy into some of the ideas for the corridor. She reiterated that Council was expecting a feedback from the Board and the establishment of a working group. Ms. Nolan explained that participation of residents along Flamingo Road was expected at some of the workshops as well as ideas from the Board.

Vice-Chair Aitken asked about the type of overlay aside from landscaping that the Town was looking for. Ms. Nolan responded that the landscaping was an easy fix, however, they type of landscaping would have to be discussed and one of the things that Davie was famous for was not having everything be the same. She explained that the scenic corridor was adopted two years ago and there have been no projects yet to meet the scenic corridor guidelines, but she hoped that it was not too late to amend the Code.

**DAVIE AGRICULTURAL ADVISORY BOARD**  
**FEBRUARY 24, 2004**

Ms. Nolan indicated that it was important to get a coalition of the nursery growers and the agricultural uses that were exempt from regulation and to get them to buy into the image of a scenic corridor in whatever way it turned out. She explained what an overlay could be with Vice-Chair Aitken asking if this would be maintained by the Town or by the developer. A brief discussion ensued as to which entity would be responsible for the landscape maintenance and the possibility of a partnership with FDOT if the landscape was in the right-of-way; the issue was funding.

Chair Testa asked if there was a funding source for consistent signage with Ms. Nolan responding negatively. Ms. Nolan indicated that every funding cycle, FDOT was required to set aside five percent of the total funding for redwood projects to design an enhancement. She added that the Town reaped some benefits of those funds, but never the full share; however, if the Town had a multi-year plan in place it would rank higher to receive grant funds.

Vice-Chair Aitken explained there was difficulty especially with some of the nurseries unless funds became available through the Purchase of Development Rights. She explained briefly about the PDR, the process and the minimum acreage that Broward County would purchase.

Different plans and ideas were discussed at length with Ms. Nolan indicating even if every nursery and horse farm in Davie disappeared there had to be other things to keep the Town rural and Flamingo Road as a scenic corridor. The Board discussed the look, scale, and architectural design of the buildings along the corridor with the consensus that rural was very difficult to define. Vice-Chair Aitken commented that if the best that Davie could do was to preserve a rural small town character it was better than giving up. She added that there was not enough detail in directing the type of architecture to ensure compliance with the Code.

Ms. Nolan explained that the final step in the proposed plan was to present the findings to Council for their direction.

Vice-Chair Aitken spoke of a new development and asked if the Code for a church differed from that of a residential development with Ms. Nolan responding in the negative. The Board discussed at length architectural designs, landscape and Code changes with reference being made to Griffin Road. Ms. Nolan commented that it was important that the voices of everyone along Flamingo Road be heard.

There was a lengthy discussion devoted to the problems being experienced by farmers from Property Appraiser, William Markham regarding agricultural classification. The consensus was that the Town should offer some assistance to the farmers in Davie in their dispute with the Property Appraiser. Mayor Truex asked how the Town could provide assistance. Vice-Chair Aitken explained that the farmers who were granted agricultural classification by the Value Adjustment Board were being denied repeatedly every year, however, since the statutes had been amended the farmers were not having as much problems.

### **3. DISCUSSION**

#### **3.1 Equine Hurricane Turn-out**

Vice-Chair Aitken made a motion, seconded by Ms. Daniels to table this item to the March 23rd meeting. In a voice vote, all voted in favor. **(Motion carried 4-0)**

**DAVIE AGRICULTURAL ADVISORY BOARD**  
**FEBRUARY 24, 2004**

3.2 Items for the Davie Update Rural Lifestyles

In providing an update regarding items for the Davie Update, Chair Testa indicated that she had contacted Braulio Rosa who had been very helpful. She explained that a number of nurseries were listed with information for new nursery owners as to how to contact the Board if they were interested in having their business listed in the Davie Update.

Chair Testa referred to activities listed in the Davie Update, but expressed the opinion that there was everything listed together and would not make for easy reading. She indicated that the goal for the Rural Lifestyles corner was to list specific activities in the Town, and suggested that Boardmembers inform her of known activities for publication in future issues of the Davie Update.

A brief discussion followed regarding articles in the Davie Update with Vice-Chair Aitken indicating that suggestions could be made concerning the improvement of the layout of some existing articles. Vice-Chair Aitken indicated that previous copies should be reviewed by the Board.

The Board discussed items for the agenda of the March 23rd meeting with Chair Testa suggesting that the Property Appraiser issue be placed on the agenda and ways that the Town can assist farmers with this issue. Following a brief discussion, several suggestions were made in this regard.

**4. OLD BUSINESS**

Vice-Chair Aitken advised that the Town had a new webpage and the Davie Farmer's Guide was now on the webpage. A lengthy discussion was devoted to the webpage with different suggestions being made as to how the Farmer's Guide could be made easily accessible especially to potential newcomers to Davie. Chair Testa indicated that she would e-mail Ms. Nolan to ask for her assistance.

**5. NEW BUSINESS**

This item was discussed earlier in the meeting

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions.

**7. ADJOURNMENT**

There being no objections and no further business to discuss, the meeting adjourned at 8:15 p.m.

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Date Approved

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Chair/Board Member